

Work session

Agenda Item #	4
Meeting Date	March 8, 2004
Prepared By	Richard M. Finn

Discussion Item	Community Center - Discussion of option on Library facade
Background	<p>The City Council awarded a contract to Knott Construction to construct Phase I of the new Community Center. Based on the funds available for the Community Center a number of project alternatives were not included in Phase I of the project. One of those alternatives was the additional facade which would be placed along the Library and the proposed new Gym. The total price for all the additional facade based on the original bid submitted by Knott Construction was \$217,000.</p> <p>Approximately 70% of this cost would be for the installation of the Library facade. On March 12, 2004 the Contractor's guarantee on the Facade price of \$217,000 will expire. If the City does not execute its rights under the existing contract with Knott Construction the contractor will not be legally required to provide the Facade improvements at the bid alternative price. The City has approached the contractor and requested that the bid price of \$217,000 be held for an additional 30 days but the contractor has indicated that they are not in a position to hold the prices beyond the March 12 deadline.</p>
Policy	The City Council must decide if it wishes to amend the existing contract with Knott Construction for the inclusion of the Library facade.
Fiscal Impact	The estimated cost for the Library facade is 70% of \$217,000 based on the City Architect's estimate. (\$151,900).
Attachments	Attached is the fiscal information that was previously provided to the City Council identifying the Community Center's costs and revenues.
Recommendation	Based on the Council's previous direction not to incur any expense for the Community Center beyond the revenues that the City actually has, it is recommended that the City Council not exercise the facade alternative at this time. Based on the attached revenue numbers the City is not in a position to pay for the additional cost of the Library Facade based on the current revenue available for the project. If the State bond currently under consideration is approved (we will know within the next 30 days) the Council would then be in a position to reconsider this alternative. However, the cost of the alternative may go up based on construction cost increases.
Special Consideration	